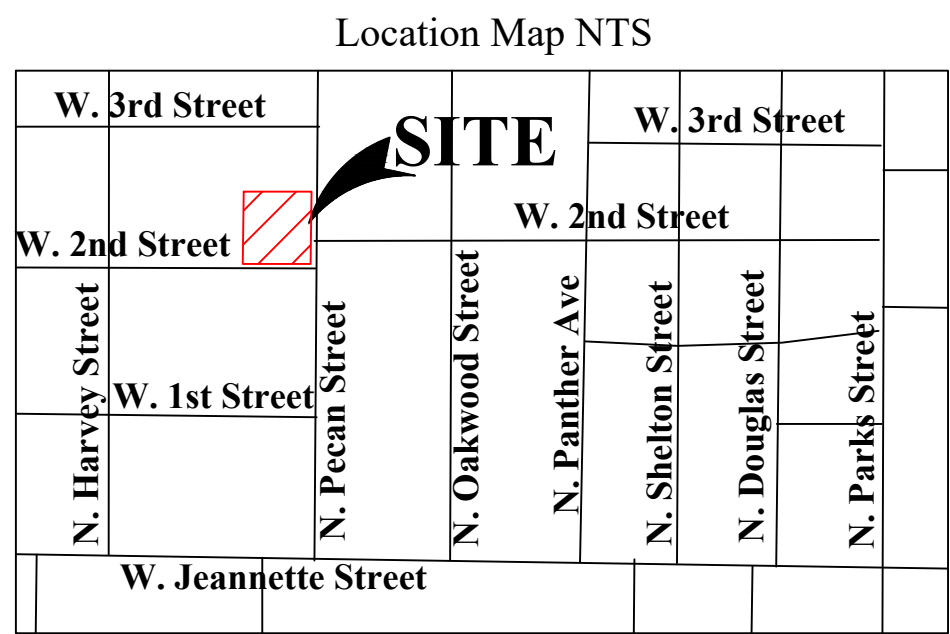
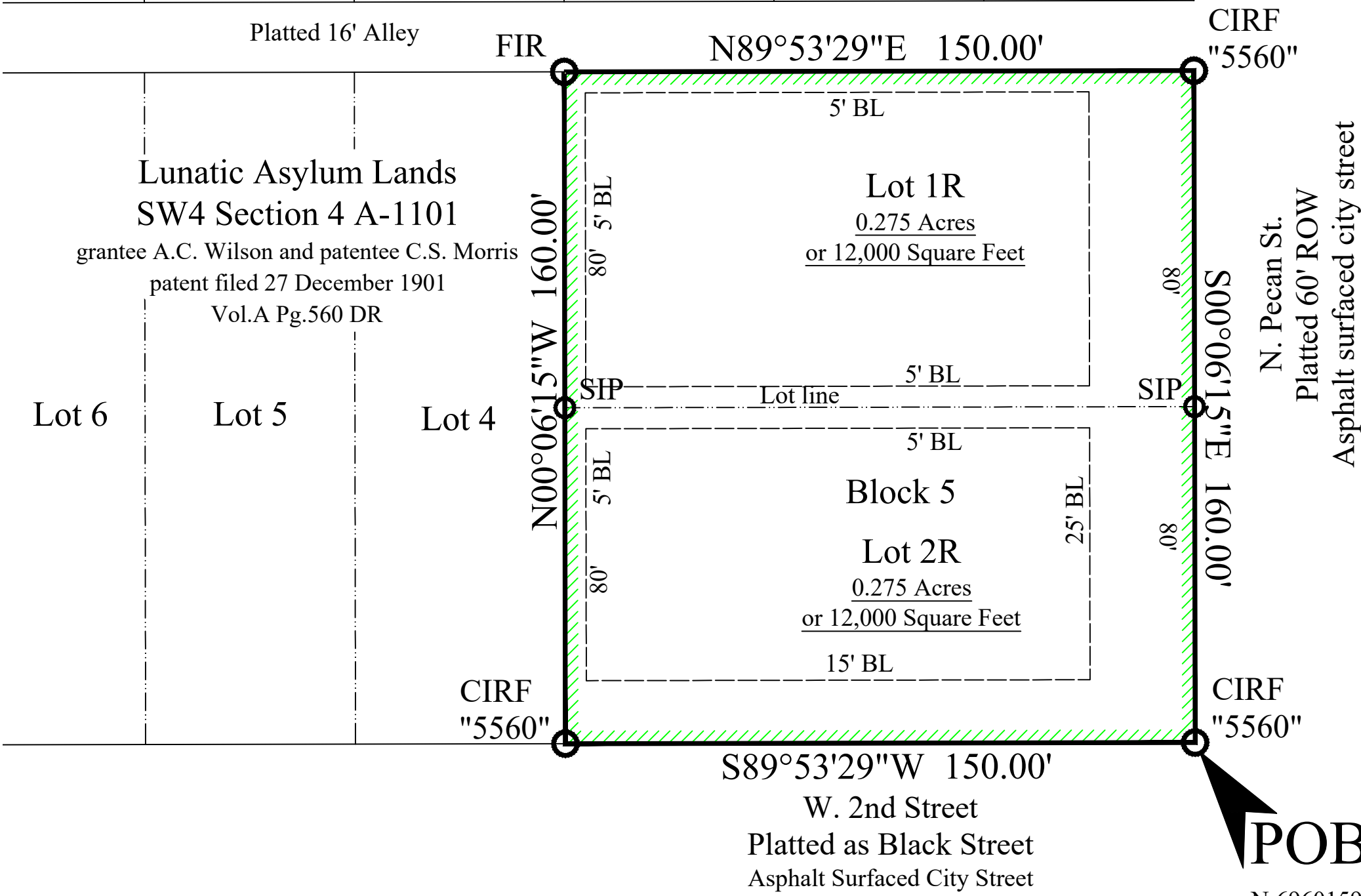


Amended Plat of  
Mountain Heights Addition

01 December 1923, Vol. 122 Pg. 450 DR  
Plat Cabinet Slide 84A

Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20



APPROVALS:  
Recommended for Final Approval

City Manager \_\_\_\_\_ Date \_\_\_\_\_

Mayor of the City of Breckenridge \_\_\_\_\_ Date \_\_\_\_\_

State of Texas  
County of Stephens

ATTEST:

I hereby certify that the foregoing plat was approved by the City Council of the City of Breckenridge on the \_\_\_\_\_, day of \_\_\_\_\_, 2025.

This approval shall be invalid, unless the approved plat of said subdivision is recorded in the office of County Clerk of Stephens County, Texas within thirty (30) days from the date of final approval. The said subdivision shall be subject to all requirements of the Platting Ordinance of the City of Breckenridge.

Witness my hand this \_\_\_\_\_, day of \_\_\_\_\_, 2025.

City Secretary \_\_\_\_\_

Intention of Plat

By this plat, it is the intention to make Lots 1, 2 and 3 of Block 5 into two lots fronting on North Pecan Street.

SURVEYORS CERTIFICATION:

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made under my direct supervision. All monuments have been found or set as shown hereon.



ERIC BRENNAN, TEXAS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NUMBER 5560

Property Owner:  
Daniel Trejo  
211 S. Newton Ave  
Breckenridge, TX 76424

Deed References:  
WDVL  
Daniel Trejo  
17 February 2015  
Vol.2083 Pg.501 OPR

METES AND BOUNDS DESCRIPTION  
0.55 ACRE TRACT

All that certain 0.55 acre tract or parcel of land situated in the City of Breckenridge, Texas in the southwest quarter of the Lunatic Asylum Lands Section Number 4, original grantee A. C. Wilson and patentee C. S. Morris, Abstract Number 1101, patent filed 27 December 1901, and recorded in volume A page 560 of the Deed Records of the County of Stephens, State of Texas, and said tract being all of a tract as described in Deed to Daniel Trejo, filed 17 February 2015, and recorded in volume 2083 page 501 of the Official Public Records of said Stephens County, and said tract being all of Lots 1, 2, and 3 of Block 5 of the Amended Plat of Mountain Heights Addition, an addition to the City of Breckenridge according to plat of the same filed 01 December 1923, and recorded in volume 122 pages 450 of said deed records, said plat now located in the Plat Cabinet in Slide 84A of the Plat Records of said Stephens County, and being more particularly described as follows;

**BEGINNING** for the southeast corner of the tract being described herein at a found iron rod with plastic cap marked "5560" being the southeast corner of said Block 5, said rod being at the intersection of the north line of West 2nd Street, and the west line of North Pecan Street, said rod also having North Central Texas State Plane Grid Coordinates of N:6960159.56 E:1840496.32;

**THENCE:** South 89 degrees 53 minutes 29 seconds West, with the south line of said Block 5, and the north line of said 2nd Street, a distance of 150.00 feet to a found iron rod with plastic cap marked "5560" for the southwest corner of said Lot 3, same being the southeast corner of Lot 4 of said block;

**THENCE:** North 00 degrees 06 minutes 15 seconds West, with the west line of said Lot 3, and the east line of said Lot 4, a distance of 160.00 feet to a found iron rod in the south line of a platted 16 foot alley for the northwest corner of said Lot 3, same being the northeast corner of said Lot 4;

**THENCE:** North 89 degrees 53 minutes 29 seconds East, with the south line of said alley, a distance of 150.00 feet to a found iron rod with plastic cap marked "5560" on the west line of said Pecan Street for the northeast corner of said Lot 1;

**THENCE:** South 00 degrees 06 minutes 15 seconds East, with the east line of said Block 5 and with the west line of said Pecan Street, a distance of 160.0 feet to the **POINT OF BEGINNING** and containing 0.55 of an acre of land.

NAD83 Grid Bearings and Distances reflect surface measurements

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Daniel Trejo** does hereby adopt this plat designating the herein described property as Lot 1R and Lot 2R, of Block 5, being a **Replat** of all of Lots 1, 2, and 3 of Block 5 of the Amended Plat of Mountain Heights Addition, an addition to the City of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Authorized Signature of Owner:

Daniel Trejo

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Notary Public, State of Texas

State of Texas  
County of Stephens

I hereby certify that the foregoing plat was filed for record in my office at

\_\_\_\_\_ o'clock, \_\_.m. this \_\_\_\_ day of \_\_\_\_\_, 2025 in Cabinet \_\_\_\_\_,

Slide \_\_\_\_\_, of the Plat Records of Stephens County, Texas.

Stephens County Clerk

SURVEY NOTES:

- Coordinates shown hereon are for general locative purposes only and are not the controlling feature for the position shown hereon.
- Basis of Bearings are NAD83 Grid Bearings and Distances reflect surface measurements

REPLAT

Lots 1R and 2R being a Replat of Lots 1, 2 and 3, Block 5 of the Amended Plat of Mountain Heights Addition, an addition to the City of Breckenridge, County of Stephens, State of Texas

**OWEN SURVEYING CO.**

FIRM #10069000 WWW.OWENSURVEYING.COM  
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424  
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

BOUNDARY PLAT: STEPHENS COUNTY

DRAWN BY: CH

CHECKED BY: EB

Scale:

Date:

Print Number

1" = 30'

27 March 2025

B - 542RP

Owen Surveying Co., Copyrights Reserved 2025

Legend  
SIP= Set 1 1/2 inch Rebar with plastic cap marked OWEN SURV 5560  
CIRF= Capped iron rod found

Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.